



Redevelopment and Energy Updates from Alexandria

By Paul Kaplowitz

Alexandrians for the Environmental Action Plan 2040, or Alex4EAP for short, is a part of the Sierra Club's Potomac River Group that focuses on climate and sustainability issues in Alexandria. We hold monthly meetings open to everyone. Here are some recent updates about our work!

Landmark Mall Redevelopment

Alex4EAP members have attended several virtual meetings to discuss the plans for the new multiuse development on the Landmark Mall site, which will include a new state-of-the-art INOVA hospital facility. As part of the redevelopment planning, we've advocated for net zero energy usage via rooftop solar, incorporating a microgrid, and making the development all-electric, (i.e., no natural gas).

The plans released comply with but do not exceed what is required for the city's 2019 Green Building Policy. Residential units will be all-electric, but retail and the hospital will still rely at least in part on gas. The Alexandria City Council will be voting on approval of the Landmark Redevelopment plan as this article goes to press.

Mirant/GenOn Power Plant Redevelopment

We will also be closely monitoring the plans to redevelop the riverfront space currently occupied by the old Mirant/GenOn coal-fired power plant, which was decommissioned in 2012. The property was purchased by Hilco Redevelopment Partners and it will take several years just to demolish the structures and clean up the coal ash and other contaminants. The project is opposed by some in North Old Town who are worried about more traffic.

Alexandria Climate and Energy Task Force

Meanwhile, the City's long-delayed Climate and Energy Task Force held its first meeting on May 4. The purpose of the task force is to provide a roadmap by spring of 2022 for reaching the

goals set forth in City's Environmental Action Plan: a 50% reduction in greenhouse gas (GHG) emissions by 2030, and an 80-100% reduction by 2050.

While there are no Alex4EAP members on the task force, we are welcome to listen in on its meetings and were impressed by the expertise the members bring to the table.

It appears the City will be using the models developed by ICLEI (International Council for Local Environmental Initiatives) which hosted an outstanding webinar a few weeks ago, "Local Government High-Impact Pathways to Zero Emissions." The webinar included a detailed description of the way to forecast GHG reductions under different conditions and a presentation by Ann Arbor, Michigan, officials on their ambitious climate neutrality plan. Below are links to the presentations.

- [Webinar Recording](#)
- [Webinar Slides](#)
- [Q&A Responses](#)
- Ann Arbor [Solarize](#), [DTE Energy Ruling](#), [Climate Neutrality Plan](#)

Anyone who would like to attend the Alex4EAP monthly meetings or learn more about our work, please email Paul Kaplowitz at pkaplowi@gmail.com. Our meetings are normally on the third Thursday of each month at 7 pm but for July it will be the fourth Thursday, 7/22.

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